



**GASCOIGNE
HALMAN**

1, ROSSLYN GROVE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



1, ROSSLYN GROVE, TIMPERLEY, ALTRINCHAM

A well-presented three-bedroom semi-detached home, ideally positioned within a sought-after cul-de-sac just a short stroll from Timperley village centre and within convenient reach of highly regarded local schools. Offering a wonderful balance of character and practicality, the property features extremely attractive, well-proportioned living spaces throughout and is perfectly suited to family life. With the added benefit of no onward chain, this is a fantastic opportunity to acquire a home in a highly desirable location.





DESCRIPTION

A beautifully presented three-bedroom semi-detached home, tucked away within a desirable cul-de-sac, just a short stroll from the vibrant heart of Timperley village and within convenient reach of highly regarded local schools. This attractive property showcases a wonderful blend of character and comfort, with thoughtfully arranged accommodation that creates a warm and inviting home. The accommodation comprises a welcoming entrance hallway, a charming bay-fronted dining room, and a living room with sliding patio doors opening onto the rear garden, ideal for both everyday living and entertaining, alongside a well-appointed breakfast kitchen. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from neatly maintained gardens to the front and rear, off-road parking via a paved driveway, and a detached garage, further enhancing its appeal. Offered with no onward chain, this is a superb opportunity to acquire a home that perfectly balances charm, practicality, and location.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

SAT NAV: WA15 6NJ

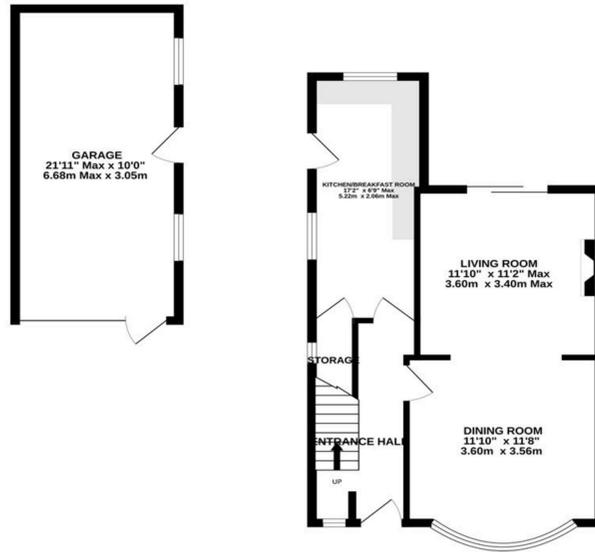
TENURE

Freehold

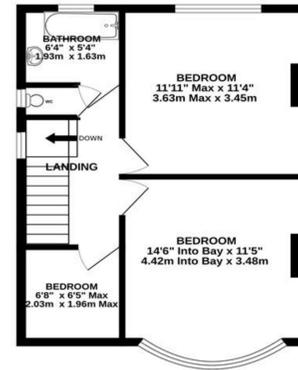
LOCAL AUTHORITY

Trafford- Tax Band D

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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